027.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,600 / 967,600
					USE VALUE:	967,600 / 967,600
					ASSESSED:	967,600 / 967,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARRAS BILL G
Owner 2:	
Owner 3:	
Street 1:	7 SCARLETT COURT
Street 2:	
Twn/City:	NORTH EASTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02356 Type:

PREVIOUS OWNER

Owner 1:	KARRAS BILL G & JESSICA -
Owner 2:	-
Street 1:	409 WALNUT ST
Twn/City:	W BRIDGEWATER
St/Prov:	MA Cntry:
Postal:	02379

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2687 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6634.000	467,700	4,700	495,200	967,600
Total Card	0.152	467,700	4,700	495,200	967,600
Total Parcel	0.152	467,700	4,700	495,200	967,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.14 /Parcel: 360.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18670

GIS Ref

GIS Ref

Insp Date 09/30/17

!2269!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	467,700	4700	6,634.	495,200	967,600		Year end	12/23/2021
2021	104	FV	446,000	4700	6,634.	495,200	945,900		Year End Roll	12/10/2020
2020	104	FV	446,200	4700	6,634.	495,200	946,100	946,100	Year End Roll	12/18/2019
2019	104	FV	345,500	4700	6,634.	526,200	876,400	876,400	Year End Roll	1/3/2019
2018	104	FV	345,500	4700	6,634.	383,800	734,000	734,000	Year End Roll	12/20/2017
2017	104	FV	323,600	4700	6,634.	334,300	662,600	662,600	Year End Roll	1/3/2017
2016	104	FV	323,600	4700	6,634.	284,700	613,000	613,000	Year End	1/4/2016
2015	104	FV	287,600	4700	6,634.	278,600	570,900	570,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:16:13

LAST REV

Date	Time
04/11/18	13:42:28
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARRAS BILL G &	70754-464		3/20/2018	Estate/Div		No	No		
KARRAS BILL G	52231-361		2/13/2009	Family	1	No	No		
KARRAS NICK--TR	48745-536		12/28/2006	Family	10	No	No		
	20982-32		1/1/1991		99	No	No		F

USER DEFINED

Prior Id # 1:	18670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
11/3/2000	Inspected	264	PATRIOT
4/5/2000	Measured	263	PATRIOT
2/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6634		Sq. Ft.	Site		0	80.	0.93	1									495,215						495,200	

Total AC/HA:	0.15230	Total SF/SM:	6634	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	495,215	Spl Credit		Total:	495,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08859646
Const Adj.:	0.98000199
Adj $ / SQ:	192.029
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	677790
Depreciation:	210115
Depreciated Total:	467675

COMMENTS

RENOV IN PROGRESS, RE-CK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

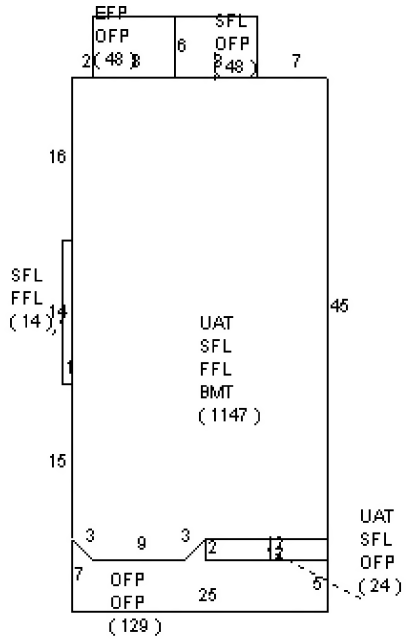
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.03
Special Features:	0	Val/Su Net:	109.79
Final Total:	467700	Val/Su SzAd	195.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,233	192.030	236,772
FFL	First Floor	1,161	192.030	222,945
BMT	Basement	1,147	57.610	66,077
OFP	Open Porch	378	20.450	7,729
UAT	Upper Attic	293	134.420	39,352
EFP	Enclos Porch	48	71.150	3,415

Net Sketched Area:	4,260			Total:	576,290
Size Ad	2394	Gross Area	5138	FinArea	2687

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc